



AGENDA ITEM NO. \_\_\_\_\_

**STAFF REPORT**  
MAPC: July 13, 2023  
DAB IV: July 10, 2023

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**CASE NUMBER:** ZON2023-00037 (City)

**APPLICANT/AGENT:** 901 Partners, LLC (owner) (Will Hayes)  
Baughman Company, P.A. (agent)

**REQUEST:** CBD Central Business District

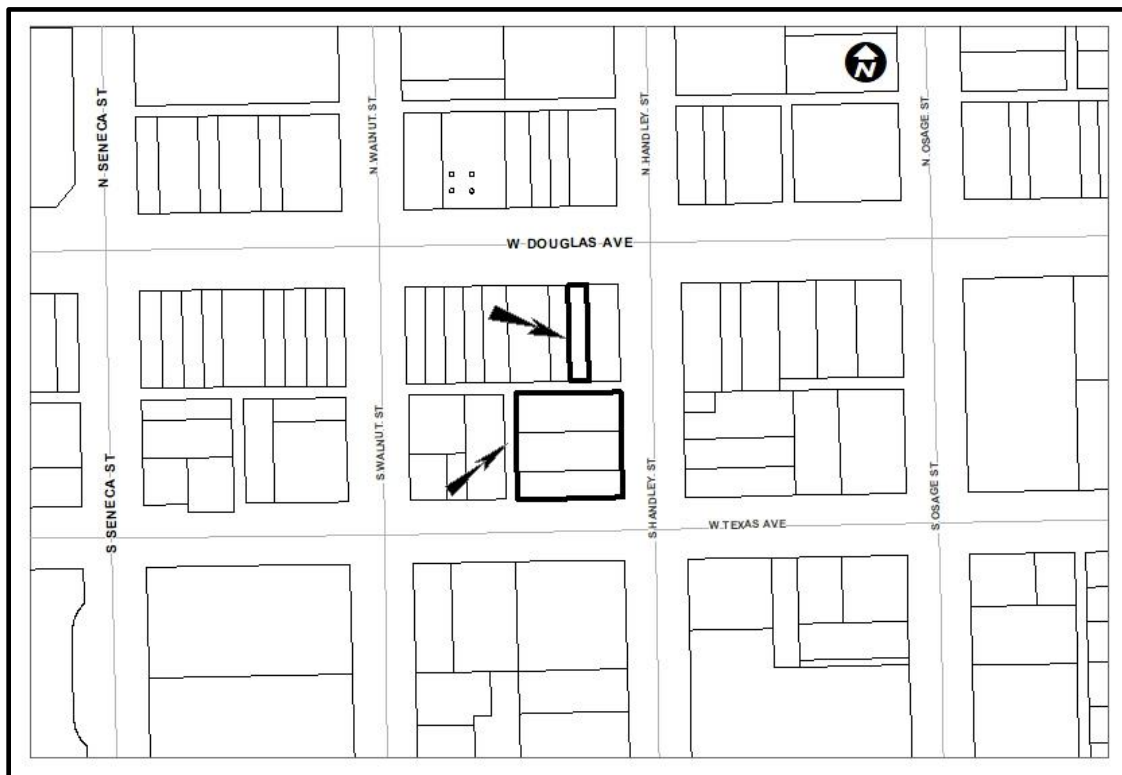
**CURRENT ZONING:** LC Limited Commercial District and GC General Commercial District

**SITE SIZE:** 0.58 acres

**LOCATION:** Generally located on the south side of West Douglas Avenue as well as the northwest corner of South Handley Street and West Texas Avenue (905 West Douglas Avenue, 115, 119, and 121 South Handley Street).

**PROPOSED USE:** To redevelop the subject property in a consistent manner with surrounding properties.

**RECOMMENDATION:** Approve



**BACKGROUND:** The applicant is requesting a zone change from LC Limited Commercial District and GC General Commercial District to CBD Central Business District zoning. The platted properties, which total 0.58 acres in size, are located on the south side of West Douglas Avenue as well as the west side of South Handley Street, north of West Texas Avenue (905 West Douglas Avenue, 115, 119, 121 South Handley Street).

The subject site is currently developed with a music store on West Douglas Avenue, an undeveloped lot on South Handley Street, and a vacant warehouse on South Handley Street. The applicant did not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. In 2022, the Wichita City Council approved a zone change request from LC to CBD at 901 West Douglas Avenue, which is owned by the same applicant (ZON2022-00047). Within the past eight years, more than a dozen zone changes to CBD have been approved in the Delano area.

The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O). Any changes to the exterior or new construction on these properties must be reviewed and approved by the Planning Department, in accordance with the Delano Neighborhood Design Guidelines, before building permits are issued.

The Delano District was initially developed in the 1870s and then redeveloped in the early 1900s when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the LC District vary from zero to 20 feet). Public on-street parking is available throughout the Delano area.

Property to the north, across West Douglas Avenue, is zoned GC General Commercial District and is developed with a retail building, which includes a bicycle shop and a vacant suite. Property to the south, across West Texas Avenue, is zoned CBD Central Business District and is developed with a parking lot. Properties to the east, across South Handley Street, are zoned LI Limited Industrial District and GC General Commercial District. The properties are developed with an automotive sales facility, a nail salon, and single-family dwellings. Properties to the west are zoned GC General Commercial District and are developed with a hair salon and a screen-printing shop.

**CASE HISTORY:** On August 4, 1872, the West Wichita Addition subdivision was created. There are no zoning cases associated with these properties.

**ADJACENT ZONING AND LAND USE:**

North: GC	Bicycle shop, vacant building
South: CBD	Parking lot
East: LI, GC	Used car lot, nail salon, single-family dwellings
West: GC	Screen printing shop, hair salon

**PUBLIC SERVICES:** The site has access to West Douglas Avenue, a two-lane paved arterial with sidewalks and on-street parking on both sides; and South Handley Street, a two-lane local street with sidewalks on both side with on-street parking. The site is served by all municipal services. In addition to the on-street parking, the City is planning a multimodal transit center two blocks east and one block south at West Texas Avenue and South Oak Street. The proposed multimodal facility is to be constructed on the site bounded by Sycamore, Oak, Burton, and Texas streets is beyond 30 percent design. The multimodal

facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Two transit routes serve Douglas Avenue with service every 45 minutes, in each direction per route.

**CONFORMANCE TO PLANS/POLICIES:** The requested CBD zoning would continue to allow the property to be in conformance with existing plans and policies.

**Community Investments Plan:** The requested CBD zoning aligns with the goals of the Community Investments Plan. The 2035 Wichita Future Growth Concept Map within the Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “New Employment.” This category “encompasses areas of land that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment.” The category also states, “In certain area, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed.”

**Wichita: Places for People Plan:** The requested CBD zoning aligns with the goals of the Wichita: Places for People Plan by allowing for development momentum in the area. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area. The subject site is located within the Established Central Area in an area identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those “locations within the ECA that exhibit less stress, or fewer economic, connectivity and accessibility issues than the Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community. Furthermore, this commercial district is identified as a Community Core node as identified in the Wichita: Places for People Plan (2019). A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. While accommodating the retail and service market for multiple neighborhoods, the integration of civic or office uses will enhance the economic sustainability of these places. Ample on-street parking is available as well as surface parking lots nearby the subject parcel. This zoning action encourages walkability throughout the Delano Commercial District and beyond. Improvements should be targeted to support and continue this development momentum and strengthen the established physical context.

**Delano Neighborhood Plan:** The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” The site also falls within the boundaries of the Delano Overlay. Any future modifications to the design of the building, or any new construction on site, must comply with the Delano Overlay Design Guidelines.

The Unified Zoning Code (UZO) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

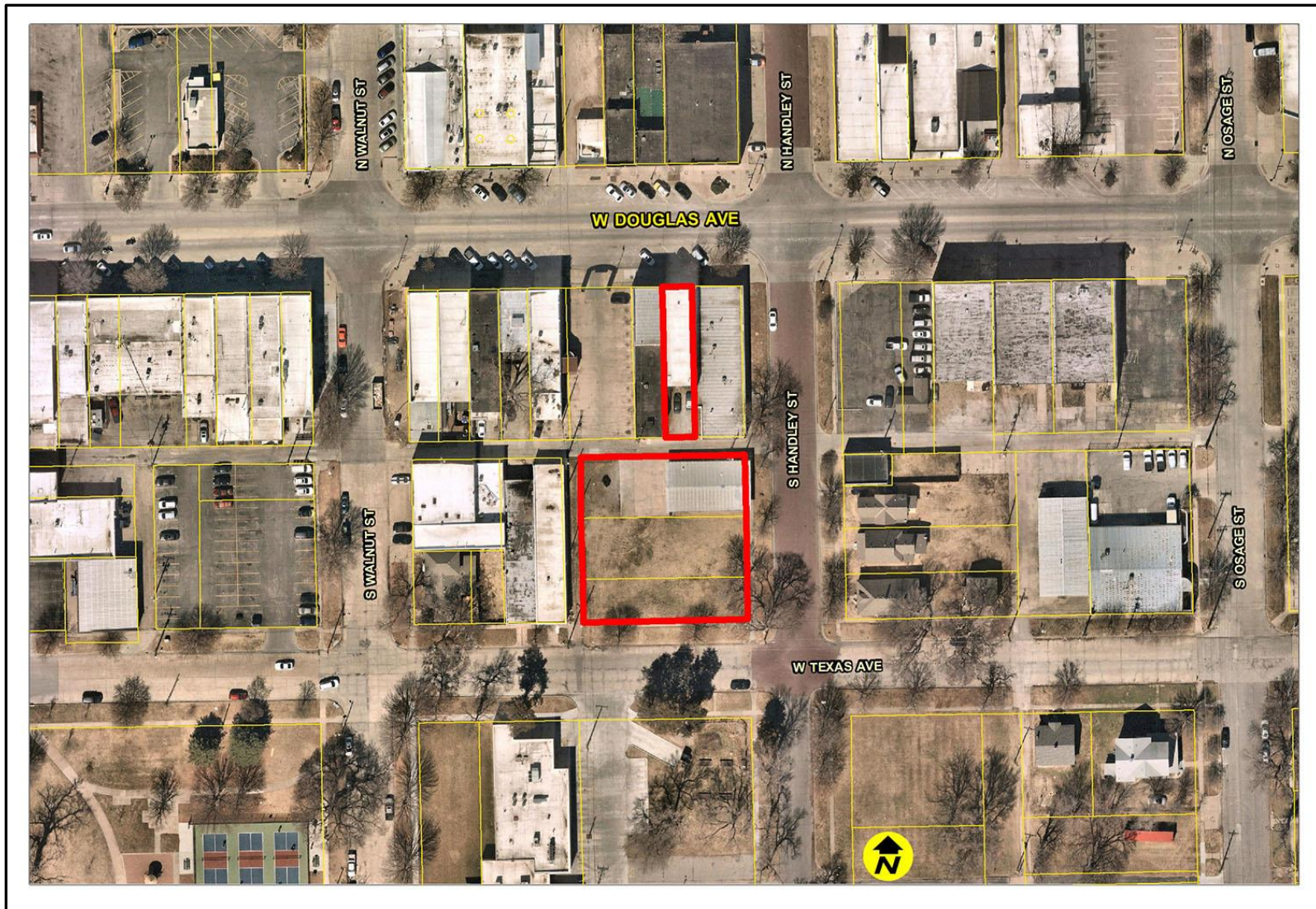
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mixed use. Property to the north, across West Douglas Avenue, is zoned GC General Commercial District and is developed with a retail building, which includes a bicycle shop and a vacant suite. Property to the south, across West Texas Avenue, is zoned CBD Central Business District and is developed with a parking lot. Properties to the east, across South Handley Street, are zoned LI Limited Industrial District and GC General Commercial District. The properties are developed with an automotive sales facility, a nail salon, and single-family dwellings. Properties to the west are zoned GC General Commercial District and are developed with a hair salon and a screen-printing shop.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LC Limited Commercial District and GC General Commercial District which are suitable for a range of commercial uses but requires the provision of off-street parking per the UZC. The site can be developed as currently zoned. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking and modify building setback requirements and make the site more attractive to potential redevelopment.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any significant adverse impact to nearby property owners.
4. **Length of time property has remained vacant as zoned:** The property at 905 West Douglas Avenue has been developed with a mixed-use building since 1890. The property at 115 South Handley Street has been developed with a warehouse since 1983. The properties at 119 and 121 South Handley Street have been vacant since 2011. Historic aerials show the vacant properties were developed with single-family dwellings and were demolished.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Staff does not anticipate the requested zone change will have a significant impact on the public health, safety, and welfare of the surrounding community. Denial may result in the loss of use and enjoyment of the property for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received one phone call from a gentleman who expressed his support for the requested zone change.

Staff Report Attachments:

1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Delano Plan's Future Land Use Map
5. Photos











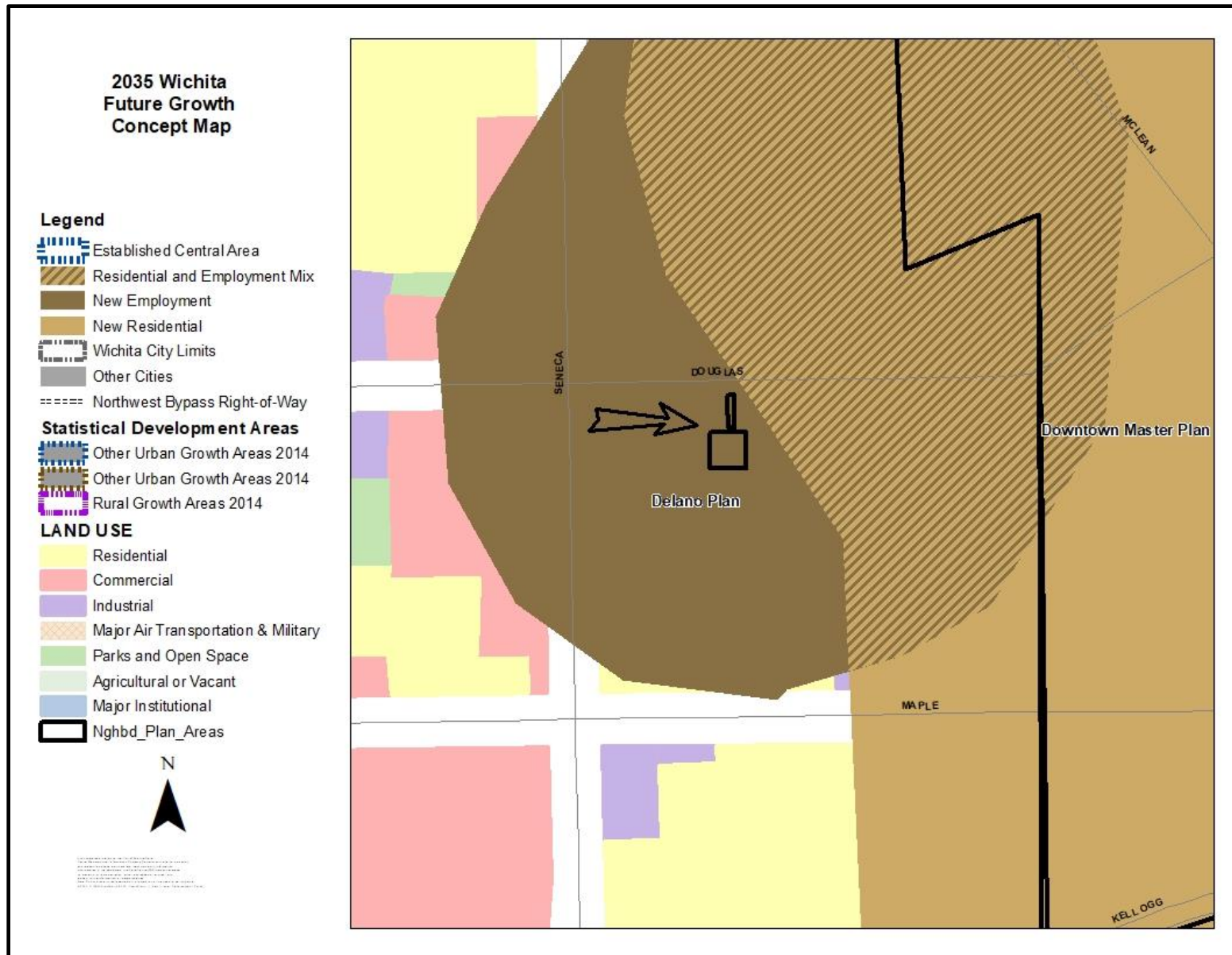
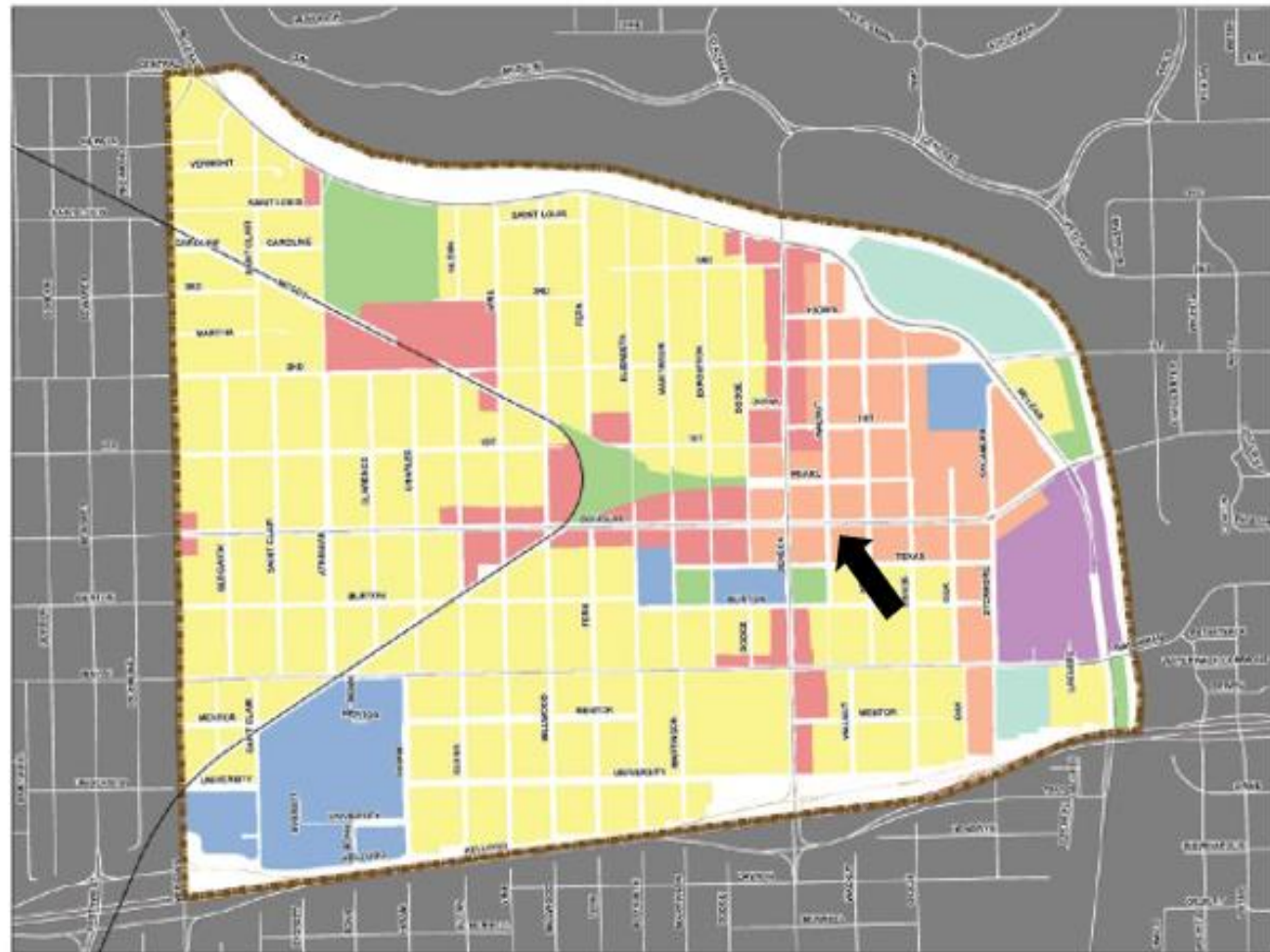




Fig. 17 Future Land Use Concept

**Legend**

-  Deland Neighborhood Boundary
-  Residential
-  Commercial
-  Mixed Use
-  Major Institutional
-  Recreation/Entertainment
-  Parks and Open Space
-  Ballpark Village



Looking south at 905 West Douglas



Looking south away from site



Looking north away from site





Looking west towards site



Looking west towards site



Looking east away from site



Looking east away from site

